



15.80 Acres Agricultural Land, Horsegate Field Road

Goxhill | Barrow-upon-Humber | DN19 7NN

For Sale by Informal Tender - Guide Price: £158,000 Per Acre



Perkins George Mawer & Co.
Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

15.80 Acres Agricultural Land

Horsegate Field Road | Goxhill

Barrow-upon-Humber | DN19 7NN

Guide Price: £158,000 Per Acre

PGM&CO are pleased to offer this compartment of Grade 3 grassland lying off Horsegate Field Road to the north of Goxhill village.

For Sale by Informal Tender: Deadline – Friday 30th January 2026 at 12 noon

Location

The field lies off Horsegate Field Road to the north east of the village of Goxhill. Goxhill is about 5 miles east of Barton upon Humber and 13 miles north east of Brigg.

Description

The land is in a grass rotation and extends to about 6.39 hectares (15.80 acres) and is classified as Grade 3 on the Agricultural Land Classification Map for Yorkshire and the Humber (ALCO03). Reference to The Soil Survey of England and Wales would indicate the soils are of the Swanwick Association described as a sandy loamy drift suitable for grass and some arable crops.

Services

Buyers should make their own enquiries as to services in the vicinity.

Grants/Subsidy Schemes

The land has been the subject of a historic claim for the Basic Payment scheme. There will be no delinked payments to the buyer. The land is not entered into any Environmental Schemes.

Outgoings

Drainage rates are payable to the North-East Lindsey drainage Board.

Designations

The land lies within a Nitrate Vulnerable Zone (NVZ).

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent will be responsible for defining the boundaries or their ownership.

Plans & Areas

These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

Tenure & Possession

The land is freehold with vacant possession on completion.

Early Entry

Early Entry may be available by agreement.

Tenantright/Dilapidations

None.

Wayleaves, Easements & Rights of Way

The land is offered for sale subject to all existing rights, subject to and with the benefit of existing rights of way whether public or private, light support, drainage, water and electricity supplies and other rights, easements and wayleaves whether referred to or not in these particulars.

Sporting, Timber & Mineral Rights

Mineral, timber and shooting rights are all included

Perkins George Mawer & Co

Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

within the freehold in so far as they are owned subject to any statutory exclusions.

VAT

It is understood that none of the land is elected for VAT.

Method of Sale

The land is offered for sale by Informal Tender. Interested parties are invited to submit their offers on the attached Tender Form in a sealed envelope marked 'Land at Goxhill' by 12 noon on Friday 30th January 2026 to PGM & Co, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH or to kath@perkinsgeorgemawer.co.uk

Local Authority

North Lincolnshire Council, Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL. Tel: 01724 297000.

Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering Regulations.

Viewing

The land can be viewed at any time during daylight hours, but it is advised that interest is registered with the Seller's Agent to enable full access.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements